Division: Engineering Member: Tim Welch

Engineering Design Mgr. Office Ph. (954) 828-5123 Office Fax: (954) 828-5275 Email: timw@cityfort.com

Site Plan Review/Duplex Gas Station to Deli/Grocer

Date: 11/27/01

Comments:

- 1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
- 2. Show minimum width dimensions for 45 degree parking stalls per Section 47-20.11 of the ULDR. Revise all drawings as appropriate.

Division: Fire Member: Albert Weber

828-5875

Project Name: Broward Barron Inc. Case #: 8-ZR-01

Date: 11-27-01

Comments:

No Comments

Division: Info. Systems **Member:** Mark Pallans (GRG)

828-5790

Project Name: Broward Barron, Inc. **Case #**: 8-ZR-01

Date: November 27, 2001

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape **Member**: Dave Gennaro

828-5200

Project Name: Broward Baron, Inc. **Case #:** 8-ZR-01

Date: 11/27/01

Comments:

1. Indicate any existing trees and palms on site. All Tree Preservation Ordinance requirements apply.

- 2. Show any utilities (such as overhead powerlines) that would affect proposed planting.
- 3. Landscape plan doesn't resemble site plan in certain areas. (There can be no more than 2 parking spaces in a row without an 8' peninsula tree island for the backout alley parking. Also, there are buffer requirements adjacent to abutting property).

Division: Planning Member: Lois Udvardy

828-5862

Project Name: Broward Barron, Inc. **Case #:** 8-ZR-01

Date: November 27, 2001

Rezone RM-15 (Residential Low Rise Multifamily/Medium Density District) to X-P-R (Exclusive Use Parking Lot/Residential)/Site Plan Review/Duplex

Note: Lot 6 abutting this lot to the west was rezoned to X-P-R in April 1999 (Case 1-ZR-99) This request is the same.

Comments:

- 1. A separate application (rezoning with site plan/flex allocation) will be required for Planning and Zoning Board review after initial DRC review and preliminary (Pre-PZ) sign off.
- 2. Rezoning requires allocation of commercial flex acreage. This property is located in Flexibility Zone 49 which has sufficient flex acreage available for this allocation. Provide a narrative outlining how the rezoning meets the criteria for rezoning (Sec. 47-24.4.D. 1-3)
- 3. Pursuant to Sec. 47-28, Flexibility Rules, provide a narrative demonstrating that the use of commercial flex acreage supports and implements the specific goals, objectives and policies of the City's Land Use Plan.
- 4. Provide a narrative outlining how the proposed development complies with Sec. 47-9.21.F., X-Exclusive Use District.
- 5. Discuss landscape and bufferyard requirements and applicability to the project with landscaping.
- 6. It is recommended that the applicant/developer meet with the adjacent neighborhood association (Colee Hammock) prior to the Planning and Zoning Board hearing.
- 7. Provide a copy of the most current plat and amendments for the proposed site.
- 8. Provide a table indicating the required and all proposed setbacks for the project. This table is to be located on the site plan as part of the site data information area.
- 9. Additional comments may be forthcoming at DRC meeting.

DRC <u>SITE PLAN REVIEW AND COMMENT</u> <u>REPORT</u>

Division: Police Member: Robert Dodder

828-6421 beeper 497-0628

Project Name: Broward Barron, Inc. Case #: 8-ZR-01

Date: 11/15/01

Comments:

The East and West Courtyards will be a favorite of residential burglars. It is strongly suggested that target hardening concepts be applied to the sliding and French doors.

Division: Zoning **Member:** Terry Burgess

828-5913

Project Name: Broward Barron, Inc. **Case #:** 8-ZR-01

Date: 11/27/01

Comments:

1. Rezoning of the proposed development site requires a site plan level III review in accordance with section 47-24 Table-1 Development Permits and Procedures.

- 2. Allocation of commercial use on residential land use designated parcels shall demonstrate compliance with the criteria in section 47-28.1.G and requires a site plan level III review.
- 3. Application and plans indicate a duplex, this is considered a two family dwelling in accordance with the ULDR.
- 4. Provide all setback dimensions on site plan, including the second floor projections.
- 5. Building height shall be measured from grade as defined in section 47-2 of the ULDR. Indicate what grade is on elevation plans.
- 6. Provide parking angle in degrees in accordance with section 47-20.11.
- 7. Provide a photometric lighting plan for the two (2) commercial parking spaces in accordance with section 47-20.14.
- 8. Provide design detail sections of wall and fence.
- 9. Provide a narrative outlining how the proposed development project complies with sections 47-9.21.F. (1-9) section by section.
- 10. Additional comments may be forthcoming at DRC meeting.